

SANTA FE COUNTY

Ordinance No. 1987-1

1
2 AN ORDINANCE RELATING TO PROCEDURES FOR SUBMITTAL, REVIEW,
3 APPROVAL AND AMENDMENT OF MASTER PLANS, DEVELOPMENT PLANS,
4 AND SUBDIVISION PLATS FOR LARGE SUBDIVISIONS WHICH ARE
5 PROPOSED TO BE DEVELOPED IN STAGES OR PHASES: AMENDING
6 ORDINANCE NO 1980-6 (THE SANTA FE COUNTY LAND DEVELOPMENT
7 CODE).

8
9
10 [NOTE: underscored material is new; ~~interlineated~~ material
11 is deleted.]

12 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA
13 FE COUNTY THAT:

14 Article III Section 4 Santa Fe County Land Development Code
15 is amended to read as follows:

16 4.4.1 Submittals

17 Applicants who propose large scale
18 developments which will be developed in phases or stages
19 involving a use authorized in a Major Center District or
20 Travelers Service District or applicants who propose the
21 creation of a Neighborhood Center District, shall meet the
22 submittal requirements of Article V, Section 4.4 for master
23 plans in lieu of requirements of Section 4.4.1 (a) through
24
25

1 (d) below. ~~If the~~ For other proposed development which
2 involves a use authorized only within an approved Major
3 Center District, ~~if the application involves the creation of~~
4 an existing Neighborhood Center District, or approved
5 Travelers Service District, the applicant shall fill out a
6 development permit application on a form provided by the
7 Code Administrator, and the application shall be accompanied
8 by:

9 a. Vicinity Map: A vicinity map drawn at a scale
10 of not more than 2,000 feet to one inch showing contours at
11 twenty (20) feet intervals showing the relationship of the
12 site to its general surroundings, and the location of all
13 existing drainage channels, water courses and water bodies
14 within one mile of the development site.

15 b. Existing Site Data: A description of existing
16 conditions on or adjacent to the site. Maps shall be at a
17 scale of one (1) inch to one hundred (100) feet or larger
18 and shall include the following:

19 (1) Boundary lines, bearings and distances:
20 The error or closure shall be of a third order survey, and
21 no discrepancy between computed and measured distances shall
22 exceed one (1) part in 1,280 parts.

23 (2) Easements: Location, width and purpose.

24 (3) Streets on and immediately adjacent to
25 the tract, name and right-of-way width.

26 (4) Utilities on and immediately adjacent to
27 the tract.

28 (5) Owners of record of unplatted land and

1 existing subdivision plats by name and recordation, shall be
2 shown for property within one thousand (1,000) feet of that
3 tract.

4 (6) Title and certificates: Present tract
5 designations according to official records in the County
6 Clerk's Office, title under which the proposed Development
7 is to be recorded with name and address of owner, notation
8 stating acreage, scale, true and magnetic north arrow,
9 U.S.G.S. datum and benchmarks, if any, certification of the
10 engineer or land surveyor licensed in accordance with the
11 laws of the State of New Mexico who prepared the plat.

12 c. Preliminary Development Plan

13 The preliminary development plan shall be
14 drawn to a scale of one (1) inch to one hundred (100) feet,
15 or larger, and shall show to scale the following:

- 16 (1) proposed arrangement of buildings;
17 (2) proposed off-street parking and loading
18 facilities;
19 (3) proposed access to the site and internal
20 vehicular circulation;
21 (4) existing and proposed landscaping;
22 (5) proposed location and type of fences,
23 walls, and signs; and
24 (6) drainage and grading plan indicating
25 existing and proposed contours.

26 d. A report to the [REDACTED] containing
27 estimates of the water use of [REDACTED] pment and
28 any information required by A: 6 - Water

1 Supply. The estimated use of water and the size of the site
2 must be consistent with the density requirements of the
3 Code.

4 e. Final Development Plan

5 After the County Development Review Committee
6 has approved the preliminary development plan, the applicant
7 shall prepare a final development plan to be followed in
8 construction operations, and submit it to the County
9 Development Review Committee for approval, together with (1)
10 other legal instruments pertinent to the implementation of
11 the development plan; (2) two sets of plans and
12 specifications for the construction of any structure. The
13 final development plan may be submitted separately for the
14 first and each successive stage of development. The final
15 development plan (or successive stages thereof) as approved
16 becomes the final plat and the basis for issuance of
17 Development Permit and for acceptance of public dedications.
18

19 Article III Section 6. Santa Fe County Land Development
20 Code is amended to read as follows:

21 6.4.1 Submittals

22 Applicants who propose large scale
23 residential developments which will be developed in phases
24 or stages shall meet the submittal requirements of Article
25 V, Section 4.4 for master plans and staged development plans
26 in lieu of requirements of Section 6.4.1 (a) through (d)
27 below.

28 ~~If the~~ For other proposed development which involves a large

1 scale residential use provided for in this Article III,
2 Section 6, the applicant shall fill out a development permit
3 application on a form provided by the Code Administrator,
4 and the application shall be accompanied by:

5 a. Vicinity Map: A vicinity map drawn at a scale
6 of not more than 2,000 feet to one inch showing contours at
7 twenty (20) foot intervals showing the relationship of the
8 site to its general surroundings, and the location of all
9 existing drainage channels, water courses and water bodies
10 not located on the parcel but within three miles of the
11 parcel.

12 b. Existing Site Data: A description of existing
13 conditions on or adjacent to the site. Maps shall be at a
14 scale of one (1) inch to one hundred (100) feet or such
15 smaller scale as include the following:

16 (1) Boundary lines; bearings and distances.
17 The error of closure shall be a third order survey, and no
18 discrepancy between computed and measured distances shall
19 exceed one (1) part in 1,280 parts.

20 (2) Easements: Location, width and purpose.

21 (3) Streets or Roads on and immediately
22 adjacent to the tract, name and right-of-way width.

23 (4) Utilities on and immediately adjacent to
24 the tract.

25 (5) Owners of record of unplatted land and
26 existing subdivision plats by name and recordation, and the
27 locations of all Federal, State or County roads shall be
28 shown for property within one thousand (1,000) feet of that

1 tract.

2 (6) Title and Certificates: Present tract
3 designations according to the official records in the County
4 Clerk's Office, title under which the proposed Development
5 is to be recorded with name and address or owner, notation
6 stating acreage, scale, true magnetic north arrow, U.S.G.S.
7 datum and benchmarks, if any, certification of the engineer
8 or land surveyor licensed in accordance with the laws of the
9 State of New Mexico who prepared the plat.

10 c. Preliminary Development Plan

11 The preliminary development plan shall be
12 submitted and shall be drawn to a scale of one (1) inch to
13 one hundred (100) feet, or larger, and shall show to scale
14 the following:

- 15 (1) proposed arrangement of buildings;
16 (2) proposed off-street parking and loading
17 facilities;
18 (3) proposed access from Federal, State and
19 County Roads to the site and internal vehicular circulation;
20 (4) existing and proposed landscaping;
21 (5) proposed location and type of fences,
22 walls, and signs; and
23 (6) drainage and grading plan indicating
24 existing and proposed contours.

25 d. Final Development Plan

26 After the County Development Review Committee
27 has approved the preliminary development plan, the applicant
28 shall prepare a final development plan to be followed in

1 construction operations, and submit it to the County
2 Development Review Committee for approval, together with (1)
3 final drafts of all agreements, contracts, deed restrictions
4 and other legal instruments pertinent to the implementation
5 of the development plan; (2) two sets of plans and
6 specifications for the construction of Structures; (3) the
7 valuation of the proposed Structures. The final development
8 plan may be submitted separately for the first and each
9 successive stage of development. The final development plan
10 (or successive stages thereof) as approved becomes the final
11 plat and the basis for issuance of a Development Permit and
12 for acceptance of public dedications; (4) a certificate by
13 the Code Administrator that the applicant has either:

14 (a) Installed all improvements required by
15 the Code, or

16 (b) filed a surety bond or other security
17 acceptable to the Board, in a sufficient amount, based on
18 cost estimates to insure completion of all required
19 improvements within 18 months of the approval of the
20 application.

21
22 Article V Section 4 Santa Fe County Land Development Code is
23 amended to read as follows:

24 4.4 Master Plan and Development Plan

25 If the proposed plat is the first part of a larger
26 scale development, then the proposed plat shall not be
27 considered by the County Development Review Commission until
28 a ~~Development Plan~~ Master Plan meeting the requirements of

1 Section 5.2 has been submitted for approval by the County
2 Development Review Committee and the Board. Preliminary and
3 Final Development Plans for such developments shall conform
4 with the requirements of Section 7 and shall be approved by
5 the County Development Review Committee, which hereinafter
6 may be referred to as the CDRC.

7 4.5 Staging

8 For large scale developments and large
9 subdivisions (Type I, Type II and Type IV), the County
10 Development Review Committee and Board of County
11 Commissioners may grant approval of an initial development
12 stage only; and further, the County Development Review
13 Committee and the Board may set criteria for development of
14 the first stage as a condition for approval of subsequent
15 stages. However a subdivider may propose, and the County
16 Development Review Committee and Board may approve, a
17 phasing schedule which permits flexibility in the sequential
18 development of the various stages as to timing and order of
19 development.

20
21 Article V Section 5.1 Santa Fe County Land Development Code
22 is amended to read as follows:

23 5.1 Pre-Application Procedures

24 a. ~~Previous~~ Prior to the filing of an application
25 for approval of a preliminary plat, the subdivider shall
26 confer with the County Manager Land Use Administrator to
27 become acquainted with these Subdivision Regulations. At
28 this pre-application conference, the subdivider shall be
advised of the following:

1 these regulations in the filing of an application for
2 approval of a preliminary plat.

3 2. A determination will be made as to the
4 type and/or class of the proposed subdivision.

5 3. Individuals and/or agencies that ~~shall~~
6 will be asked to review the required submittals.

7 4. The required improvements.

8 5. Conditions under which ~~Whether a~~
9 ~~Development Plan is required as described in Section 7~~
10 Master Plans and Development Plans are required as described
11 in Sections 5.2 and 7.

12 6. A determination will be made as to the
13 appropriate scale and format for plans and plats and as to
14 the appropriateness of applicable submittal requirements.

15 b. Upon determination of the type of subdivision
16 proposed as defined in the New Mexico Subdivision Act, the
17 subdivider shall be informed of his review options. Large
18 scale subdivisions to be developed in phases or stages shall
19 be required to submit a master plan as set forth in Section
20 5.2 and development plans as set forth in Section 7.

21 For other developments the subdivider may elect, because of
22 particular circumstances or site characteristics, to proceed
23 with a "Concept Approval" master plan application with
24 submittal of plans and data required by Section 5.2; or, the
25 subdivider may elect to proceed with a preliminary plat
26 application with submittal of all required plans and data
27 (Section 5.3). If the subdivider elects to submit a "Concept
28 Approval" application only with all of the required

1 ~~submittals, then these materials shall be reviewed by the~~
2 ~~Code Administrator or his authorized representative, and~~
3 ~~presented to the County Development Review Committee to~~
4 ~~determine the feasibility of the proposed subdivision,~~
5 ~~provided, however, that the consent of the subdivider, the~~
6 ~~Code Administrator may send the Concept Approval application~~
7 ~~to the appropriate State Agencies for review and comment~~
8 ~~prior to review by the County Development Review committee.~~

9 If the subdivider elects to proceed with the complete
10 preliminary plat application, the subdivider shall provide
11 or cause to be prepared a preliminary plat, together with
12 improvement plans and other supplemental material as
13 required in Preliminary Plat Procedures.

14
15 Article V Section 5.2 Santa Fe County Land Development Code
16 Concept Approval Procedures, is repealed in its entirety and
17 a new Section 5.2, Article V Santa Fe County Land
18 Development Code is ordained to read as follows:

19 5.2 Master Plan Procedure (New Material)

20 5.2.1 Introduction and description:

21 a. Master plans apply to proposed projects
22 with more than one development phase or tract, to large
23 subdivisions (Type I, Type II and Type IV) as described in
24 Section 4.5 above or to such other projects which may elect
25 to apply for master plan approval. A master plan is
26 comprehensive in establishing the scope of a project, yet is
27 less detailed than a development plan. It provides a means
28 for the County Development Review Committee and the Board of

1 County Commissioners to review projects and the subdivider
2 to obtain concept approval for proposed development without
3 the necessity of expending large sums of money for the
4 submittals required for a preliminary and final plat
5 approval.

6 b. The master plan submittal will consist
7 of both plans and written reports which include the
8 information required in 5.2.1 below. A typical submittal
9 would include a vicinity map, a plan showing existing site
10 data, a conceptual environmental plan with written
11 documentation, a master plan map, a master plan report, a
12 schematic utilities plan and the phasing schedule. Maps and
13 reports may be combined or expanded upon at the discretion
14 of the applicant to fit the particular development proposal
15 as long as the relevant information is included.

16 5.2.2 Information to be submitted:

17 a. Vicinity Map. A vicinity map drawn at
18 a scale of not more than 2,000 feet to one inch showing
19 contours at twenty (20) foot intervals showing the
20 relationship of the site to its general surroundings, and
21 the location of all existing drainage channels, water
22 courses and water bodies located on the parcel and within
23 three miles of the Parcel. The locations of all Federal,
24 State, or County Roads within one thousand (1000) feet of
25 the parcel shall be shown. In addition, location of future
26 highways and arterials as designated on the appropriate
27 master plan for roads in the County (see 3-19-9 N.M.S.A.
28 1978) shall be shown.

1 b. Existing Site Data: A description of
2 existing conditions on or adjacent to the site. Maps shall
3 be at a scale of one (1) inch to one hundred (100) feet or
4 other appropriate scale as determined by the Land Use
5 Administrator, to include the following:

6 1) Boundary lines: bearings and
7 distances. The error of closure shall be of a third order
8 survey, and no discrepancy between computed and measured
9 distances shall exceed one (1) part in 1,280 parts;

10 2) Easements: Location, width and
11 purpose;

12 3) Streets or Roads on and immediately
13 adjacent to the tract, name and right-of-way width;

14 4) Utilities on and immediately
15 adjacent to the tract;

16 5) Owners of record of unplatted land
17 and existing subdivision plats by name and recordation,
18 together with owners of record for affected lots shall be
19 shown for property within one-hundred (100) feet of that
20 tract not including public rights-of-ways.

21 6) Title and certificates: Present
22 tract designations according to official records in the
23 County Clerk's Office, title under which the proposed
24 development is to be recorded with name and address of
25 owner, notation stating acreage, scale, true and magnetic
26 north arrow, U.S.G.S. datum and benchmarks, if any,
27 certification of the engineer or land surveyor licensed in
28 accordance with the laws of the State of New Mexico who

1 prepared the plat.

2 c. Conceptual environmental plan shall include,
3 when appropriate:

4 1) Graphic representation of existing
5 topography, natural features, slopes, floodplains

6 2) Soils maps and reports (SCS)

7 3) Recreational and/or open space
8 plan, or landscape concepts

9 4) Liquid waste disposal plan

10 5) Water Supply plan

11 d. Master development plan map(s) showing the
12 proposed development in sketch form, including:

13 1) Proposed major vehicular and
14 pedestrian circulation system.

15 2) Designation and description of
16 proposed land uses, including information about residential
17 uses by type , area and density, and information about
18 office, general commercial and industrial uses by area and
19 intensity of development. Mixed uses shall not be
20 prohibited.

21 3) Logical and natural boundaries
22 defining development limitations.

23 4) Any proposed sites for schools or
24 other community facilities.

25 e. A phasing schedule shall be included in the
26 master plan giving a general description of each phase of
27 the development.

28 f. A schematic utilities plan showing location,

1 locational cross sections, and approximate line sizes. It
2 is recognized that there may be changes in the final
3 utilities plan due to the requirements of utility companies
4 or final engineering plans and specifications.

5 g. Master plan report which includes the
6 following:

7 1) If appropriate, market analysis and
8 economic impact report which addresses: demand, projected
9 sales and build-out; identifies a trade area; estimates
10 retail sales and potential, and also identifies the scale
11 and extent of local competition.

12 2) Preliminary fiscal impact estimates
13 of net local public costs, including capital outlay and
14 operating expenses, and revenues attributable to the
15 proposed project.

16 3) Preliminary environmental
17 assessment, which identifies the possible effects of
18 proposed development on natural resources or natural
19 features. This may be combined with Section 5.2.2 c of this
20 Article.

21 4) A written preliminary traffic
22 report prepared by a licensed traffic engineer or other
23 qualified expert acceptable to the Land Use Administrator.

24 5) Description of concepts for
25 restrictive covenants proposed for the development if
26 applicable, outlining the areas and extent of restriction or
27 regulation. Detailed covenants are not required at this
28 time.

1 5.2.3 Review

2 The master development plan shall be
3 submitted to the Code Administrator or his authorized
4 representative with a written application for approval. The
5 Code Administrator will review the plan and submit analysis,
6 written comments and a recommendation to the County
7 Development Review Committee and the Board. Master plans
8 shall be reviewed by the County Development Review Committee
9 which shall make determinations regarding compliance with
10 the County General Plan or the Extraterritorial Plan and the
11 Land Development Code and shall forward the plan to the
12 Board of County Commissioners with the Committee's
13 recommendation. The Board may adopt, amend, supplement, or
14 reject the County Development Review Committee
15 recommendation.

16 5.2.4 Criteria For Approval

17 a. The approved master plan shall show the area
18 of residential use and general density measured in dwelling
19 units per acre of land less dedicated or conveyed rights
20 of-way and the area and intensity of commercial and
21 industrial use measured in gross square feet of building
22 area or maximum gross floor area ratio. These shall
23 constitute the maximum permitted number of dwelling units
24 and maximum permitted area and intensity of commercial or
25 industrial use.

26 b. The County Development Review Committee and
27 Board shall consider the following criteria in making
28 determinations and recommendations for approval or amendment

1 of master development plans:

- 2 1. Conformance to County and Extraterritorial
- 3 Plan.
- 4 2. Suitability of the site to accommodate the
- 5 proposed development.
- 6 3. Suitability of the proposed uses and
- 7 intensity of development at the location.
- 8 4. Impact to adjacent lands or the County in
- 9 general.
- 10 5. Viability of proposed phases of the
- 11 project to function as completed developments in the case
- 12 that subsequent phases of the project are not approved or
- 13 constructed.
- 14 6. Conformance to applicable law and County
- 15 ordinances in effect at the time of consideration, including
- 16 required improvements and community facilities and design
- 17 and/or construction standards.

18 5.2.5 Filing of approved Master Plan

19 The approved master plan with maps which
20 has been approved by and received signatures of the County
21 Development Review Committee Chairman and Board Chairman
22 shall be filed on record at the County Clerk's Office.

23 5.2.6 Amendments and future phase approvals

24 a. Approval of the master plan is intended to
25 demonstrate that the development concept is acceptable and
26 that further approvals are likely unless the detailed
27 development plans cannot meet the requirements of applicable
28 law and County ordinances in effect at that time. Each

1 phase of the development plan must be considered on its own
2 merits.

3 b. The Code Administrator may approve minor
4 changes to the master plan. Any substantial change in land
5 use or any increase in density or intensity of development
6 in the approved master plan requires approval by the County
7 Development Review Committee and the Board.

8 c. Any changes approved by the Land Use
9 Administrator pursuant to 5.2.6b of this Article shall be
10 subject to the review and approval of County Development
11 Review Committee and the Board at the time of plan or plat
12 approval.

13 d. The phasing schedule may be modified by the
14 Board at the request of the developer as economic
15 circumstances require as long as there is no adverse impact
16 to the overall master plan. (See Article V, Section 4.5)

17 5.2.7 Time Limits

18 a. Approval of a master plan shall be considered
19 valid for a period of five years from the date of approval
20 by the Board of County Commissioners.

21 b. Master plan approvals may be renewed and
22 extended for additional two year periods by the Board at the
23 request of the developer.

24 c. Progress in the planning or development of the
25 project approved in the master plan consistent with the
26 approved phasing schedule shall constitute an automatic
27 renewal of the master plan approval. For the purpose of
28 this section, "progress" means the submission of preliminary

1 or final development plans, or preliminary or final
2 subdivision plats for any phase of the master planned
3 project.

4
5 Article V Section 5.3 Santa Fe County Land Development is
6 amended to read as follows:

7 5.3 Preliminary Plat Approval

8 Copies of the preliminary plat, the supplemental
9 material required, and a written application for approval of
10 the preliminary plat shall be submitted to the Code
11 Administrator or his authorized representative. A cashier's
12 check, made payable to Santa Fe County in the amount
13 required in the schedule of fees for preliminary plat
14 review, must accompany the application for approval.

15 A plat shall not be considered to have been
16 submitted or an application completed until all submittals,
17 in completed form required by these regulations, have been
18 delivered to the Code Administrator, and all required or
19 requested State agency reviews have been received.

20 A preliminary plat may be submitted for only a
21 phase or portion of the entire project so long as it
22 conforms to the approved master plan and to the preliminary
23 development plan submitted under Section 7.

24
25 Article V Section 7 Santa Fe County Land Development Code is
26 repealed in its entirety and a new Section 7, Article V
27 Santa Fe County Land Development Code is ordained to read as
28 follows:

1 SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS (New Material)

2 7.1 Preliminary Development Plans

3 7.1.1 Pre-application conference

4 a. Prior to the application for approval of a
5 preliminary development plan for any phase or for an entire
6 project, the subdivider may confer with the County Land Use
7 Administrator regarding the plan submittal and requirements
8 of the Code according to the guidelines of Article V,
9 Section 5.1.

10 b. At this time a determination will be made as
11 to the appropriate scale and format for plans and plats and
12 as to the appropriateness of applicable submittal
13 requirements.

14 7.1.2 Review

15 a. A preliminary development plan may be only a
16 phase or portion of the area covered by an approved master
17 plan, so long as the preliminary development plan
18 substantially conforms to the approved master plan.

19 b. A preliminary development plan shall be
20 submitted prior to or concurrent with submission of a
21 preliminary plat.

22 c. The application for preliminary development
23 plan approval shall be presented to the County Development
24 Review Committee for review with a staff report. The staff
25 report shall include a description of the proposed project,
26 an evaluation of pertinent planning issues, and a statement
27 on the compliance of the project with the County General
28 Plan and Code. The report may include recommended

1 conditions of approval. The report shall include all
2 comments from appropriate State or Federal agencies, the
3 County Fire Marshal, the County Hydrologist, and other
4 appropriate City or County personnel. Particular attention
5 shall be given in the staff report to public agency comments
6 which relate to potential limitations of lot size,
7 intensity, or character of development.

8 7.1.3 Information to be submitted

- 9 a. Evidence of legal lot of record;
10 b. Contour intervals of two feet or such other
11 appropriate scale as determined by the Land Use
12 Administrator;
13 c. Arrangements, location and size of buildings
14 where it is applicable;
15 d. Off street parking and loading or dumping
16 facilities;
17 e. Internal vehicular and pedestrian circulation,
18 and ingress and egress;
19 f. A drainage, grading, and erosion control plan
20 including existing and proposed contours for roads and
21 utilities; a preliminary/conceptual grading plan around
22 buildings, when applicable;
23 g. A landscaping plan providing a schedule
24 specifying conceptual methods, to include type, size,
25 location of vegetative and non-vegetative landscape material
26 and a preliminary description of the irrigation system to be
27 used;
28

1 h. Walls, fences and earth berms; their
2 approximate locations and identifying types of fences and
3 walls, if applicable;

4 i. Size, location, orientation, lighting and type
5 of signage, where applicable;

6 j. If applicable, conceptual plan for outdoor
7 lighting, including type, size, location of fixtures.

8 k. Easements, rights-of-way and street design;

9 l. Access to telephone, gas, and electric utility
10 service;

11 m. Utility plan for water and sanitary sewer;

12 n. Residential densities/gross acres;

13 o. Intensity of non-residential development,
14 including lot coverages, gross floor area ratios or gross
15 square feet of building area;

16 p. A vicinity map showing the boundaries of the
17 project, owners of record within one hundred feet of the
18 tract excepting public right of way and existing conditions
19 and development, to include adjacent streets and utilities,
20 for at least two hundred feet from the project boundaries;

21 q. If appropriate, the stages and approximate
22 dates of development of the stages;

23 r. The plan shall be drawn at a scale of one
24 hundred feet to the inch or such other appropriate scale as
25 determined by the Land Use Administrator;

26 s. Proposed community facilities and/or sites and
27 recreational areas, if any and proposed ownership of such.

28 t. A schedule of on-site and off-site public

1 improvements with the time of construction related to the
2 phasing schedule.

3 u. Information as required by state agencies;

4 v. The preliminary subdivision plat may be
5 submitted concurrently with the preliminary development
6 plan, but is not required. Submittal of a schematic or
7 sketch subdivision plat showing proposed lot layout,
8 approximate dimensions and lot areas together with
9 topography and natural features is required.

10 w. A written traffic report prepared by a
11 licensed traffic engineer or other qualified expert as
12 determined by the Land Use Administrator.

13 7.1.4 Criteria for development plan phase
14 approval.

15 a. Conformance to the approved master plan;

16 b. The plan must meet the criteria of Section
17 5.2.4 above.

18 7.2 Final Development Plan

19 7.2.1 Documents to be submitted

20 A final development plan conforming to the
21 approved preliminary plan and approved preliminary plat, if
22 required, and containing the same required information shall
23 be submitted. In addition, the final development plan shall
24 show, when applicable, and with appropriate dimensions, the
25 locations and size of buildings, heated floor area of
26 buildings, and minimum building setbacks from lot lines or
27 adjoining streets. Documents to be submitted at this time
28 are: proof of ownership including necessary title documents,

1 articles of incorporation and by-laws of owners'
2 association; required disclosure statements; final
3 engineering plans and time schedule for grading, drainage,
4 and all improvements including roads, water system, sewers,
5 solid waste, utilities; engineering estimates for bonding
6 requirements; development agreements; and final subdivision
7 plats, if required.

8 7.2.2 Review

9 The final development plan shall be
10 submitted to the County Development Review Committee
11 accompanied by a staff report. The County Development
12 Review Committee shall review the plan and make a
13 determination as to its compliance with the County General
14 Plan and Code. The County Development Review Committee may
15 recommend changes or additions to the
16 plan as conditions of its approval. The final development
17 plan as approved by the County Development Review Committee
18 shall be filed with the County Clerk who will have a book
19 for master plan filings. The approved final development
20 plan becomes the basis of development permits and for
21 acceptance of public dedications. Any changes in the plan
22 must be approved by the County Development Review Committee.

576563

SFC CLERK RECORDED 12/05/2006

1 PASSED, APPROVED, AND ADOPTED THIS 9TH DAY OF MARCH,
2 1987 AS AN AMENDMENT TO ORDINANCE NUMBER 1980-6.

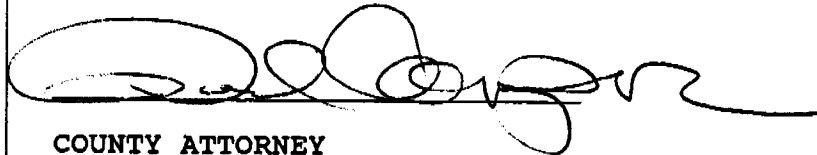
3 SANTA FE BOARD OF COUNTY COMMISSIONERS

4 
5

6 BENNIE J. CHAVEZ, CHAIRMAN

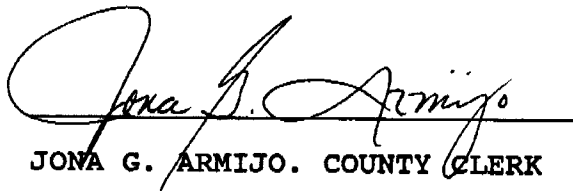
7
8 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

9 CAMPOS AND SANCHEZ, P.A.

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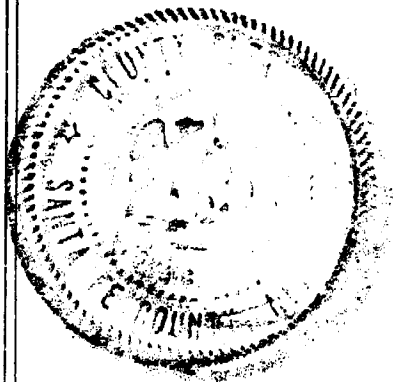
12 COUNTY ATTORNEY

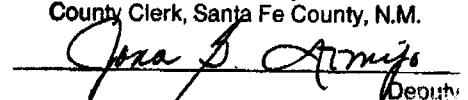
13
14 ATTEST:

15 
16

17 JONA G. ARMIJO. COUNTY CLERK

18
19 This ordinance was recorded in the Santa Fe County Ordinance
20 Book on March 18, 1987 in Book Number 576, Page 540-565.
21



617-466
COUNTY OF SANTA FE)JSS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the 18th day of March A.D.
19 87 at 9:16 o'clock A m.
and was duly recorded in book 576,
page 540-565 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
 Deputy

The New Mexican

576564

Santa Fe's daily newspaper • Founded in 1849
202 East Marcy Street • P.O. Box 2048 • Santa Fe, New Mexico 87501 • (505) 983-3303

BOARD OF COUNTY COMMISSIONERS

SANTA FE COUNTY
PO BOX 276
SANTA FE, NM 87501

SFC CLERK RECORDED 12/05/2006

SANTA FE COUNTY NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace, Santa Fe, New Mexico on the 9th day of March 1987 at 4:00 p.m. before the Board of County Commissioners, Santa Fe County, to hear and act on an ORDINANCE AMENDMENT RELATING TO PROCEDURES FOR SUBMITTAL, REVIEWS, APPROVAL AND AMENDMENT OF MASTER PLANS, DEVELOPMENT PLANS AND SUBDIVISION PLATS FOR LARGE SUBDIVISIONS WHICH ARE PROPOSED TO BE DEVELOPED IN STAGES OR PHASES: AMENDING ORDINANCE NO. 1980-6 (THE SANTA FE COUNTY LAND DEVELOPMENT CODE).

The proposed ordinance amends Article III, Section 4 and 6, and Article V, Sections 4, 5 and 7 of the Santa Fe County Land Development code, to repeal the Concept Approval Procedure and substitute a new procedure for submittal, review, approval, and amendment of master plans and preliminary and final development plans.

Under the proposed amendments, a master plan submittal consists of both plans and written reports which are comprehensive in establishing the scope of a development, yet less detailed than a development plan or subdivision plat. The master plan procedure would apply to proposed projects with more than one development phase, to large subdivisions (Type I, Type II and Type IV) or to other projects which may elect to apply for master plan approval.

Any and all interested parties will be heard prior to the Board taking action. Written comments should be submitted to the County Land Use Administrator at least three (3) days prior to the hearing date. Copies of the proposed ordinance are available at the office of the County Clerk, 102 Grant Avenue, during regular business hours.
Legal No. 4008246153
Pub. J. [unclear] Feb. 1987

LEGAL NO.: 40153 ACCOUNT NO. 73450
P.O. NO.: 22076
90 Lines 1 TIME at \$ 24.30
Additional Affidavits: _____
SUBTOTAL: _____
TAX: _____ 1.31
TOTAL: \$ _____ 25.61

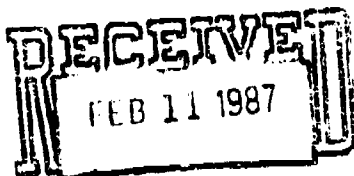
Affidavit of Publication

State of New Mexico
County of Santa Fe

I, A. D. WARREN being first duly sworn, declare and say that I am Legal Advertising Manager of The New Mexican, a daily newspaper published in the English Language, and having a general circulation in the Counties of Santa Fe, Los Alamos and Rio Arriba, State of New Mexico, and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 of the Session Laws of 1937; that the publication, LEGAL# 40153 a copy of which is hereto attached, was published in said newspaper once each DAY for ONE consecutive DAY and that the notice was published in the newspaper's proper, and not in any supplement; the first publication on the 06 day of FEBRUARY 1987; and that the undersigned has personal knowledge of the matters and things set forth in this affidavit.

s/s A. D. Warren
Legal Advertising Manager

Subscribed and sworn to before me on this 06 day of
FEBRUARY A.D., 1987



CLERK OF THE
PUBLIC
My Comm. Expires 2-17-91
Helen Keller

LANDUSE

SFC CLERK RECORDED 12/05/2006

**SANTA FE COUNTY
NOTICE OF
PUBLIC HEARING**

LARGE SUBDIVISIONS
WHICH ARE PROPOSED
TO BE DEVELOPED IN
STAGES OR PHASES:
AMENDING ORDINANCE NO. 1980-4 (THE
SANTA FE COUNTY
LAND DEVELOPMENT
CODE).

The proposed ordinance amends Article III Section 4 and 6, and Article V, Sections 4, 5 and 7 of the Santa Fe County Land Development code, to repeal the Concept Approval Procedure and substitute a new procedure for submittal, review, approval, and amendment of master plans and preliminary and final development plans.

Under the proposed amendments, a master plan submittal consists of both plans and written reports which are comprehensive in establishing the scope of a development, yet less detailed than a development plan or subdivision plat. The master plan procedure would apply to proposed projects with more than one development phase, to large subdivisions (Type I, Type II and Type IV) or to other projects which may elect to apply for master plan approval.

Any and all interested parties will be heard prior to the Board's taking action. Written comments should be submitted to the County Land Use Administrator at least three (3) days prior to the hearing date. Copies of the proposed ordinance are available at the office of the County Clerk, 102 Grant Avenue, during regular business hours.

Legal No. 40229
Pub. February 23 &
March 4, 1987

90

TOTAL: \$ 46.47

Affidavit of Publication

State of New Mexico
County of Santa Fe

I, A.D. WARREN being first duly sworn, declare and say that I am Legal Advertising Manager of The New Mexican, a daily newspaper published in the English Language, and having a general circulation in the Counties of Santa Fe, Los Alamos and Rio Arriba, State of New Mexico, and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 of the Session Laws of 1937; that the publication, LEGAL # 40229 a copy of which is hereto attached, was published in said newspaper once each WEEK for TWO consecutive WEEKS and that the notice was published in the newspaper's proper, and not in any supplement; the first publication on the 23 day of FEBRUARY 19 87 ; and that the undersigned has personal knowledge of the matters and things set forth in this affidavit.

s/s.....
Legal Advertising Manager

Subscribed and sworn to before me on this 02 day of

MARCH

A.D., 1987

RECEIVED
MAR 10 1987



NOT A REAL SEAL
JAN 19 1988
CLERY PUBLIC SCLER NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2-17-91

Helen Keller